

MEMORANDUM

JUNE 25, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on twenty six zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	1	1		
Back Bay				
Beacon Hill				
Charlestown	1			
Chinatown				
City Proper				
Dorchester	4	1		
East Boston	2	1		
Fenway				
Government Center				
Hyde Park			1	
Jamaica Plain	2			
Kenmore		1		
Mattapan	1			
North End	1			
Roslindale	1			
Roxbury	1	1		
South Boston	3			
South Cove				
South End	1			
West Roxbury	1			

Allston-Brighton

Denial Z-10145. 1550 Commonwealth Avenue. Gas station alteration.

Approval Z-10126. 95 Nottinghill Road. Two-family dwelling.

Charlestown

Approval Z-10147. 3 Hilary Street. Dormer additions.

Dorchester

Approval Z-10071. 8 Longfellow Street. One-family dwelling.

Approval Z-10131. 10 Downer Court. One-family dwelling.

Denial Z-10151. 464 Gallivan Boulevard. Insurance office.

Approval Z-10134- 57-63 Savin Hill Avenue. Two-family dwelling.
10135

Approval Z-10141. 839 Washington Street. Church and day care center.

East Boston

Approval Z-10125. 103-105 Homer Street. Rear deck additions.

Denial Z-10133. 182 Cottage Street. Eight to nine apartments.

Approval Z-10148. 409 Chelsea Street. Existing two-family and restaurant.

Hyde Park

Denial w/o Z-10132. 56 Stanbro Street. Side porch addition.
Prejudice

Jamaica Plain

Approval Z-10149. 19-21 Kenney Street. Subdivision.

Approval Z-10136. 243-245 Lamartine Street. Enclose porches.

Kenmore

Denial Z-10137. 5 Maitland Street. Parking lot.

Mattapan

Approval Z-10065. 1500 Blue Hill Avenue. Light manufacturing; bus and
Denial truck parking.

North End

Approval Z-10129. 7 Prince Street. Greenhouse addition.

Roxbury

Denial Z-10144. 19A Clifton Street. Private social club.

Approval Z-10138- 3-4 Holborn Terrace and 21 Holborn Street. Three to six
10140. family dwellings.

South Boston

Approval Z-10142- 285-287 Dorchester Street. Two to three apartments.
10143.

Approval Z-10127. 666 East Broadway. Take-out restaurant.

Approval Z-10130. 57-81 Bolton Street. Twenty apartments.

South End

Approval Z-10128. 586-586A Tremont Street. Real estate, legal office.

West Roxbury

Approval Z-10010. 20 Cotuit Street. Enlarge and enclose rear porch.

Roslindale

Approval Z-10262-10272. 161-168 Mt. Hope Street & 2-28 Mt.
Calvary Road. Seven one-family
dwellings.

BOARD OF APPEAL REFERRALS

JUNE 25, 1987

		<u>Hearing</u>	
1.	Z-10010	7/14/87	George Cleary 20 Cotuit Street, West Roxbury
*2..	Z-10064	7/7/87	Anton Repa 538 East Broadway, South Boston (TABLED)
3.	Z-10065	6/30/87	Walter R. Sullivan 1500 Blue Hill Avenue, Mattapan
4.	Z-10071	7/14/87	Harold & Marva Bodden 8 Longfellow Street, Dorchester
5.	Z-10125	7/14/87	Joseph Mario 103-105 Homer Street, East Boston
6.	Z-10126	7/14/87	William E. Cedrone 95 Nottingham Road, Brighton
7.	Z-10127	7/14/87	Elias Efrimidis 666 East Broadway, South Boston
*8.	Z-10128	7/14/87	Nore Realty Trust 586-586A Tremont Street, Boston
9.	Z-10129	7/14/87	Matilda Sablone 7 Prince Street, Boston
10.	Z-10130	7/14/87	John Flaherty 57-81 Bolton Street, South Boston
11.	Z-10131	7/14/87	Kevin Simon 10 Downer Court, Dorchester
12.	Z-10132	7/14/87	Harold E. Carlson 56 Stanbro Street, Hyde Park
13.	Z-10133	7/14/87	Monte F. Marrocco 182 Cottage Street, East Boston
14.	Z-10134-10135	7/14/87	John M. Moran & Michael DiCarlo 57-63 Savin Hill Avenue, Dorchester
15.	Z-10136	7/14/87	Walda Abebe 243-245 Lamartine Street, Jamaica Plain
16.	Z-10137	7/14/87	1255 Boylston Realty Trust 5 Maitland Street, Boston
17.	Z-10138-10140	7/14/87	Thomas J. Donnelly, Trustee 3-4 Holborn Terrace & 21 Holborn Street Roxbury

*not included in original submission

BOARD OF APPEAL REFERRALS

JUNE 25, 1987

Hearing

- | | | | |
|------|---------------|---------|---|
| 18. | Z-10141 | 7/14/87 | Church of God
839 Washington Street, Dorchester |
| 19. | Z-10142 | 7/14/87 | Alexander Lempicki
285-287H Dorchester Street, South Boston |
| 20. | Z-10144 | 7/14/87 | Capeverdean Civic League
19A Clifton Street, Roxbury |
| 21. | Z-10145 | 7/14/87 | William Audy
1550 Commonwealth Avenue, Brighton |
| 22. | Z-10147 | 7/14/87 | Bradford J. Smith
3 Hilary Street, Charlestown |
| 23. | Z-10148 | 7/7/87 | Patricia Brandon
409 Chelsea Street, East Boston |
| 24. | Z-10149-10150 | 7/14/87 | Jamaica Plain Development Trust
19-21 Kenney Street, Jamaica Plain |
| 25. | Z-10151 | 7/14/87 | Ann M. Foley
464 Gallivan Boulevard, Dorchester |
| *26. | Z-10262-10272 | 6/30/87 | McCormack Development Corporation
162, 169, 176, 161-163, 165-167 Mt. Hope
Street & 2-4, 6-8, 16, 18-20, 22-24,
26-28 Mt. Calvary Road, Roslindale |

Board of Appeal Referrals

6/25/87

Hearing: 7/14/87 Z-10010
George Cleary
20 Cotuit Street
West Roxbury

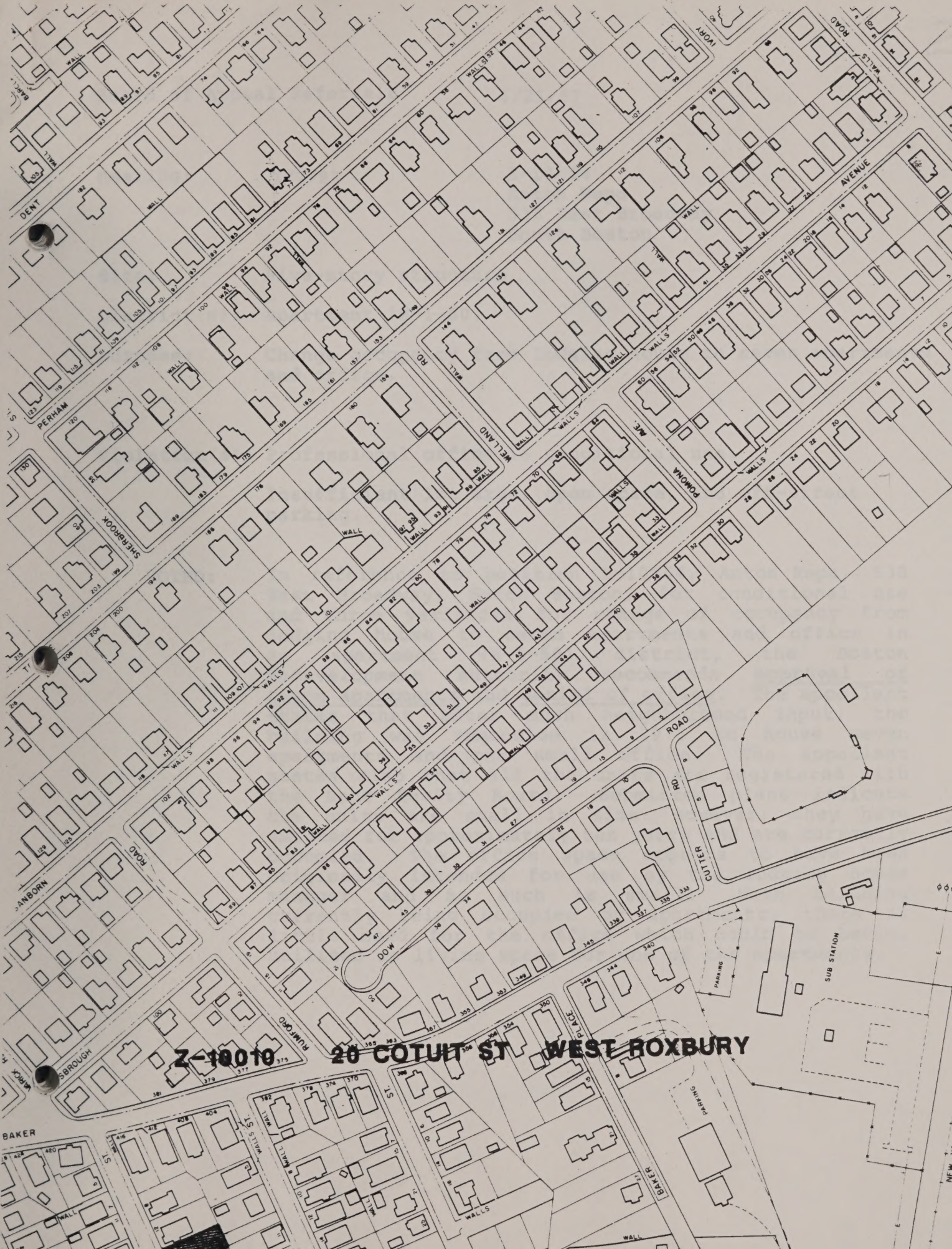
Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Expand and enclose rear porch of one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10010, George Cleary, 20 Cotuit Street, West Roxbury, for variance to expand and enclose rear porch of one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Yard violation minimal. Approximately 35 feet of rear yard remaining.



Z-10010

20 COTUIT ST WEST ROXBURY

Hearing: 7/7/87 Z-10064
Anton Repa
538 East Broadway
South Boston

Site: Five-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from lodging house to seven apartments and office.

Violation(s): Professional office is conditional use.

Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-10064, Anton Repa, 538 East Broadway, South Boston, for conditional use and three variances for change of occupancy from lodging house to seven apartments and office in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval of seven apartments and denial of office. The appellant states that after much neighborhood input, the building was remodeled in 1975 to house seven apartments and one small office. The appellant states also that all the units are registered with the Rent Equity Board. Submitted plans indicate the units are small in size; however, they have existed for approximately ten years and are currently occupied. The office space appears to have been originally intended for use by the lodging house manager and as such is small. With building currently being occupied by apartments, there is little need for the office which could be better utilized as living space for one of the apartments.



Z-10084

538 EAST BROADWAY SOUTH BOSTON

Board of Appeal Referrals

6/25/87

Hearing: 6/30/87

Z-10065
Walter R. Sullivan
1500 Blue Hill Avenue
Mattapan

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from retail store to light manufacturing of electronic components and supplies and use premises for parking buses and trucks.

Violation(s): Yard for storing or servicing trucks or buses is forbidden use.

VOTED: In reference to petition Z-10065, Walter R. Sullivan, 1500 Blue Hill Avenue, Mattapan, for forbidden use for change of occupancy from retail store to light manufacturing of electronic components and supplies and use premises for parking buses and trucks and vehicle repair in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval of change of occupancy to manufacturing of electronic components and denial of use of premises for parking buses and trucks and vehicle repair. The site maintains a light manufacturing plant and a large parking lot which abuts a residential neighborhood. At present, the parking lot is being used to store commercial vehicles not associated with the manufacturing business. In the early morning, the vehicles are started to idle and the diesel fumes from the vehicles detrimentally affect the residential area. The light manufacturing is located along Blue Hill Avenue and is an appropriate use. The storage of commercial vehicles is not appropriate and is an unwarranted use with severe impacts.



7-10065

1500 BLUE HILL AVE

MATTAPAN

Hearing: 7/14/87 Z-10071
Harold & Marva Bodden
8 Longfellow Street
Dorchester

Site: 4,154 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family dwelling.

Violation(s): Off-street parking not allowed within front or side yards.

Insufficient lot area.

VOTED: In reference to petition Z-10071, Harold & Marva Bodden, 8 Longfellow Street, Dorchester, for two variances to erect a one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to frontyard setback, location of off-street parking and exterior treatment be submitted to the Authority for design review approval. Vacant lot is presently an eyesore; new dwelling will enhance the neighborhood.



2-10077 8 LONGFELLOW ST DORCHESTER

Board of Appeal Referrals

6/25/87

5

Hearing: 7/14/87

Z-10125
Joseph Mario
103-105 Homer Street
East Boston

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two rear deck additions to two-family dwelling.

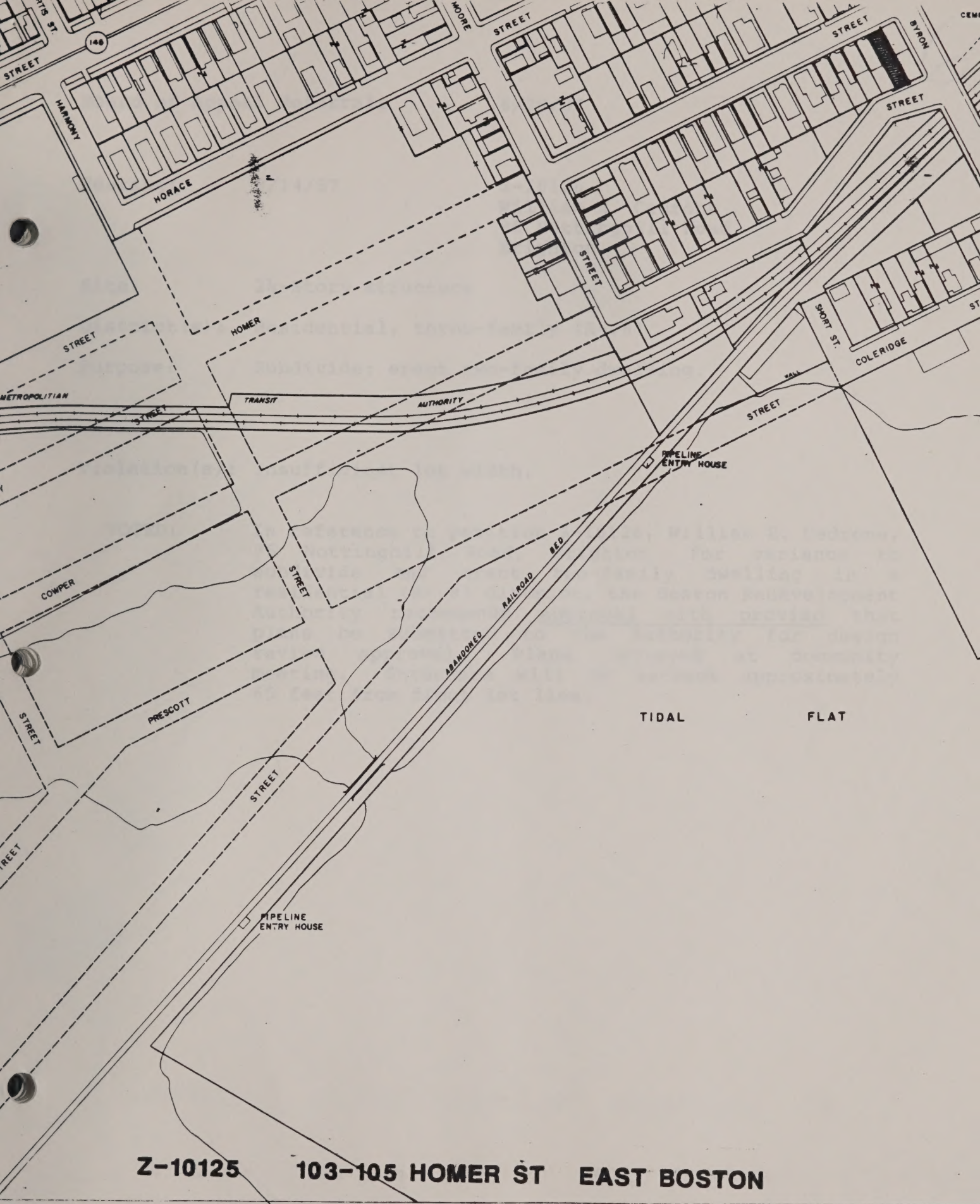
Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10125, Joseph Mario, 103-105 Homer Street, East Boston, for variance to erect two rear deck additions to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The addition of rear decks would increase the open space for residents. Rear decks are common elements in East Boston homes and enhance rather than detract from the character of the neighborhood.

Z-10125

103-105 HOMER ST

EAST BOSTON



Board of Appeal Referrals

6/25/87

Hearing: 7/14/87 Z-10126
William E. Cedrone
95 Nottinghill Road
Brighton

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Subdivide; erect two-family dwelling.

Violation(s): Insufficient lot width.

VOTED: In reference to petition Z-10126, William E. Cedrone, 95 Nottinghill Road, Brighton, for variance to subdivide and erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Plans reviewed at community meeting. Structure will be setback approximately 65 feet from front lot line.



Z-10126

95 NOTTINGHILL RD BRIGHTON

Board of Appeal Referrals

6/25/87

Hearing: 7/14/87

Z-10127
Elias Efremidis
666 East Broadway
South Boston

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from store to take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-10127, Elias Efremidis, 666 East Broadway, South Boston, for conditional use for change of occupancy from store to take-out restaurant in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Existing condition. Proposal for pizza parlor compatible with existing commercial uses along East Broadway.



EAST

SECOND

STREET

THIRD

STREET

BROADWAY

FOURTH

STREET

FIFTH

STREET

EAST

SIXTH

STREET

Z-10127

666

EAST BROADWAY

SOUTH BOSTON

COLEBROOK STREET

BURNHAM PLACE

WICKESMAN STREET

SOUTH BOSTON
MUNICIPAL
BUILDING

NEW ENGLAND
TELEPHONE
COMPANY

GATE
OF
HEAVEN
EL. &
HIGH
SCHOOL
(R.C.)

GATE
OF
HEAVEN
CHURCH
(R.C.)

THOMAS N.
HART
GRAMMER
SCHOOL

SCHOOL

BARNARD
PL.

CHOATE
BURNHAM
EL. SCHOOL

SOUTH BOSTON
BRANCH
BOSTON PUBLIC
LIBRARY

BAY STATE PL.

SCHREVEL PL.

Hearing: 7/14/87

Z-10128
Nore Realty Trust
586-586A Tremont Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from lodging house, dentist's office and store to lodging house, agency office, and dentist's office.

Violation(s): Real estate or other agency office is forbidden use.

Dentist's office is conditional use.

VOTED: In reference to petition Z-10128, Nore Realty Trust, 586-586A Tremont Street, Boston, for conditional uses and forbidden uses for change of occupancy from lodging house, dentist's office, and store to lodging house, agency office and dentist's office in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Agency, legal, and financial office compatible with the mixed residential-local business neighborhood. Appellant should review plans with Ellis Neighborhood Association.



Z-10128

586-586A TREMONT ST BOSTON

Board of Appeal Referrals

6/25/87

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Hearing: 7/14/87

Z-10129
Matilda Sablone
7 Prince Street
Boston

Site: Four-story structure

District(s): Local business (L-2)

Purpose: Erect greenhouse addition to four-unit apartment structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-10129, Matilda Sablone, 7 Prince Street, Boston, for two variances to erect greenhouse addition to four-unit apartment structure in a local business (L-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Appellant states immediate abutters have indicated support of greenhouse addition to be constructed on top of ell. Authority has received no response.



Z-10129

7 PRINCE ST

BOSTON

Hearing: 7/14/87 Z-10130
John Flaherty
57-81 Bolton Street
South Boston

Site: 11,725 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Combine lots and erect 20-unit apartment structure.

Violation(s): Insufficient lot area, open space, rear yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10130, John Flaherty, 57-81 Bolton Street, South Boston, for five variances to combine lots and erect 20-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal has received extensive input from the community and City agencies and substantial changes have been made to address concerns. An affordable housing agreement is currently being negotiated with the Public Facilities Department. Further some units may be made available under the Home Ownership Opportunity Program. Thirty-two off-street parking spaces are being provided within 400 feet of the site.



U.S. POST OFFICE
GARAGE

LOUIS

CYPHER

STREET

WEST FIRST

ORANGE
SCHOOL

WEST FIRST STREET

BOLTON

THIRD

WEST

ASSISTANT
SCHOOL
CENTRAL HIGH SCHOOL
FOR GIRLS

BROADWAY

ST PETER & PAUL
CATHOLIC
CHURCH

Z-10130

57-81 BOLTON ST SOUTH BOSTON

CROWLEY
RODERS

STREET

STREET

STREET

WEST FIFTH

Board of Appeal Referrals

6/25/87

Hearing: 7/14/87 Z-10131
Kelvin Simon
10 Downer Court
Dorchester

Site: 6,111 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10131, Kelvin Simon, 10 Downer Court, Dorchester, for variance to erect one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans with particular respect to scale and siting be submitted to the Authority for design review approval. One family dwelling is compatible with surrounding residential character.



Z-10131

10 DOWNER CT

DORCHESTER

Board of Appeal Referrals

6/25/87

12

Hearing: 7/14/87

Z-10132
Harold E. Carlson
56 Stanbro Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect side porch addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10132, Harold E. Carlson, 56 Stanbro Street, Hyde Park, for variance to erect side porch addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial as submitted. Right side addition will use part of existing driveway. Construction of porch in rear would be more appropriate and consistent with properties in the immediate area.



Z-10132

56 STANBRO ST HYDE PARK

Board of Appeal Referrals

6/25/87

Hearing: 7/14/87

Z-10133
Monte F. Marrocco
182 Cottage Street
East Boston

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from eight apartments and store to nine apartments.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10133, Monte F. Marrocco, 182 Cottage Street, East Boston, for three variances for change of occupancy from eight apartments and store to nine apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. This area of East Boston is very dense and congested. To increase the density on this street would clearly exacerbate the severe shortage of open space, overcrowded living conditions, and congested traffic and parking problems. Basement units are an inappropriate living space in this area where seepage and sewer backups are frequent problems.



E-10133

182 COTTAGE ST. EAST BOSTON

Board of Appeal Referrals

6/25/87

Hearing: 7/14/87

Z-10134-10135

John M. Moran & Michael DiCarlo
57-63 Savin Hill Avenue
Dorchester

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Subdivide; erect two-family dwelling.

Violation(s): Insufficient lot area, front, rear yards, setback of parapet, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-10134-10135, John M. Moran & Michael DiCarlo, 57-63 Savin Hill Avenue, Dorchester, for seven variances to subdivide and erect two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment and off-street parking be submitted to the Authority for design review approval. Proposed townhouse dwelling will be erected on a lot which has been an eyesore to the neighbors.



Z-10134-10135

57-63 SAVIN HILL AVE

DORCHESTER

Hearing: 7/14/87 Z-10136
Walda Abebe
243-245 Lamartine Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porches of three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-10136, Walda Abebe, 243-245 Lamartine Street, Jamaica Plain, for two variances to enclose rear porches of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Structure is being renovated. Yard deficiency will not be increased by proposed enclosure of porches.



Z-10136

243-245 LAMARTINE ST JAMAICA PLAIN

Board of Appeal Referrals

6/25/87

Hearing: 7/14/87 Z-10137
1255 Boylston Realty Trust
5 Maitland Street
Boston

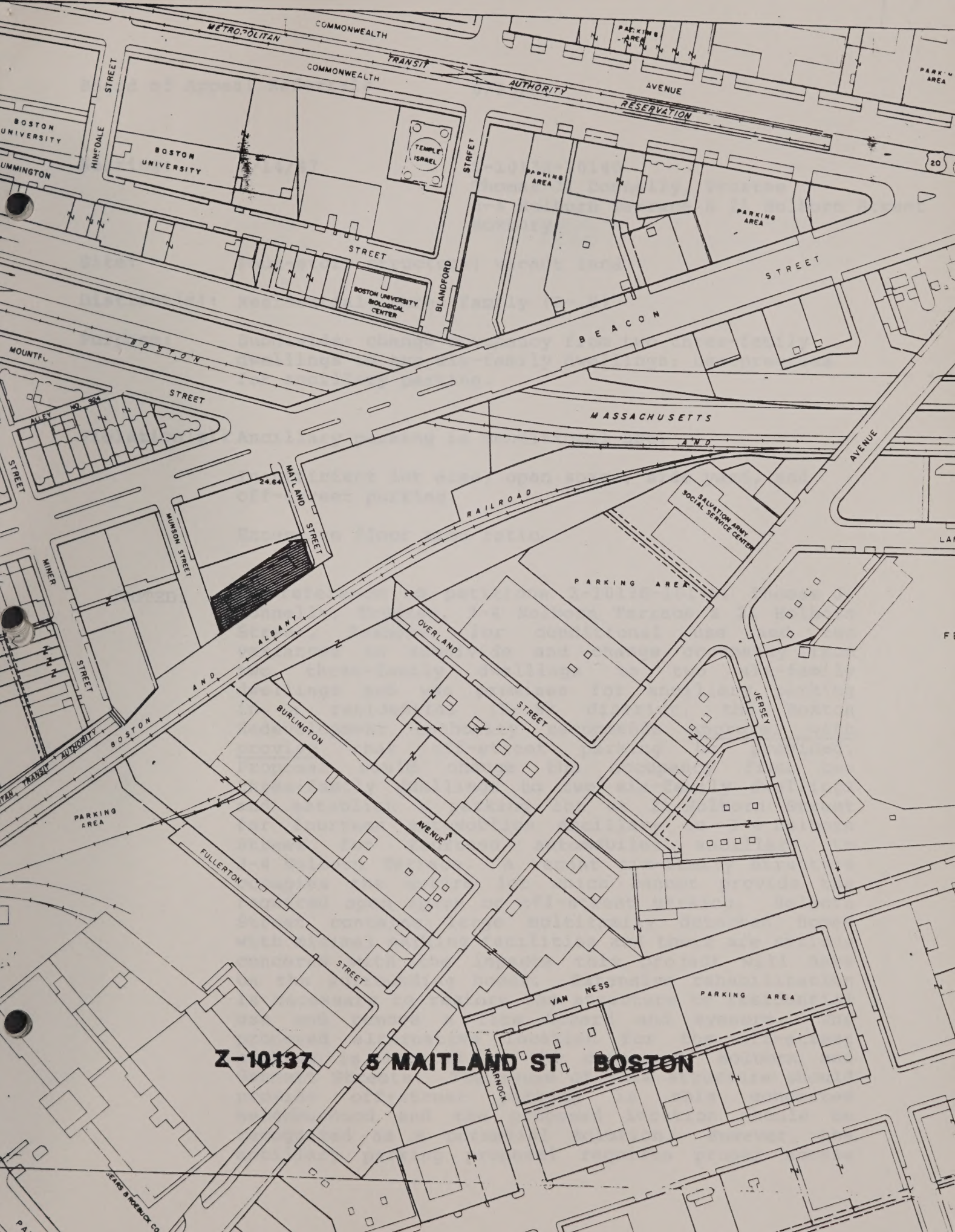
Site: Parking lot

District(s): Manufacturing (M-2)

Purpose: Use premises for parking of 42 vehicles.

Violation(s): Restricted parking district.

VOTED: In reference to petition Z-10137, 1255 Boylston Realty Trust, 5 Maitland Street, Boston, for conditional use to use premises for parking of 42 vehicles in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial. Proposal to park 42 vehicles on a lot of 11,064 square feet at the end of Maitland Street is inappropriate; ingress, egress, circulation, maneuvering areas are inadequate. The Authority is currently conducting a study of parking lots in this area as a part of future planning and development objectives for Fenway-Kenmore districts.



Z-10137 5 MAITLAND ST BOSTON

6/25/87

Hearing: 7/14/87 Z-10138-10140
Thomas J. Donnelly, Trustee
3-4 Holborn Terrace & 21 Holborn Street
Roxbury

Site: Four-story structure; vacant land

District(s): Residential, three-family (R-.8)

Purpose: Subdivide; change occupancy from two three-family dwellings to two six-family dwellings; use premises for ancillary parking.

Violation(s): Ancillary parking is conditional use.

Insufficient lot area, open space, side yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-10138-10140, Thomas J. Donnelly, Trustee, 3-4 Holborn Terrace & 21 Holborn Street, Roxbury, for conditional use and ten variances to subdivide and change occupancy from two three-family dwellings to two six-family dwellings and use premises for ancillary parking in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that off-street parking be provided. Proposal would change the occupancy from two three-family dwellings to two six-family dwellings and establish a parking lot at 21 Holborn Street for fourteen automobiles ancillary to 3-4 Holborn Street for fourteen automobiles ancillary to 3-4 Holborn Terrace. A vacant six-family structure occupies the entire lot which cannot provide the required open space or off-street parking. Holborn Street contains large multifamily detached homes with minimal parking facilities and there are serious concerns with the impacts this project will have on the surrounding homes. Extensive rehabilitation is necessary to restore the structure to residential use and remove a fire hazard and eyesore. The proposed alternative location for the off-street parking is located at the corner of Holborn and Gannett Streets. The reuse of this structure should provide off-street parking in this congested neighborhood and the proposed location should be recognized as a potential solution. However, the ancillary parking proposal requires proper access

JUNE 25, 1987

Z-10138-10140

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plans for vehicles inclusive of a complete landscaping plan to preclude a detrimental impact on the abutting homes. The neighborhood is opposed to the current location of the off-street parking. The appellant has met with the community to address their concerns without a favorable solution.



2-10138-10140 3-4 HOLBORN TER & 21 HOLBORN ST ROXBURY

Board of Appeal Referrals

6/25/87

Hearing: 7/14/87 Z-10141
Church of God
839 Washington Street
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Extend use as church and day care center.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-10141, Church of God, 839 Washington Street, Dorchester, for variance to extend use as church and day care center in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the appellant make a serious effort to provide off-street parking. Drop off and pick up should occur during off-peak traffic hours. Board of Appeal previously granted this use for three years expiring April, 1986.



Z-10141 839 WASHINGTON ST DORCHESTER

19

Board of Appeal Referrals

6/25/87

Hearing: 7/14/87 Z-10142-10143
Alexander Lempicki
285-287H Dorchester Street
South Boston

Site: Three-story duplex structure

District(s): Local business (L-1)

Purpose: Change occupancy from two-family dwelling and store to four apartments; change occupancy from two-family dwelling to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petitions Z-10142-10143, Alexander Lempicki, 285-287H Dorchester Street, South Boston, for two forbidden uses and four variances for change of occupancy from two-family dwelling and store to four apartments and two-family dwelling to four apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: That the occupancy be limited to three families in each dwelling. Basement areas which are fully below garage in front are inadequate and cannot support proposed apartments. Windows would be located only in the rear of the basement.



DORCHESTER

AREW
LAARE

AVENUE

GEN. WILLIAM H. DEVINE

CARPENTER STREET

MOHAWK STREET

ROGERS STREET

WENDELL ST.

WARD ST.

WENDELL PL.

LIBERTY PL.

ST. MONICA'S
CHURCH

PREBLE

JOHN H. ANDREW
SCHOOL

DORCHESTER

LEON

STREET

BOYLE

WOODWARD

MIDDLE

ALGER

JOHN
BOYLE
O'REILLY SCHOOL

TUCKERMAN

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COLUMBIA

BOSTON
PUBLIC
LIBRARY

PATTERSON

ST. JOHN'S
PLAZA

MICHAEL J.
PERKINS
SCHOOL

W. RICHARD A. BEE

STREET

STREET

STREET

STREET

STREET

STREET

Z-10142

285-287H DORCHESTER ST SOUTH BOSTON

COLUMBUS

Board of Appeal Referrals

6/25/87

Hearing: 7/14/87

Z-10144
Capeverdean Civic League
19A Clifton Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three-family dwelling to same and private club.

Violation(s): Private club is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-10144, Capeverdean Civic League, 19A Clifton Street, Roxbury, for conditional use and variance for change of occupancy from three-family dwelling to same and private club in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Use of basement of residential structure for private social club with no off-street parking in a residential area would be detrimental and create a negative precedent.



Z-10144

19A CLIFTON ST ROXBURY

Board of Appeal Referrals

6/25/87

Hearing:

7/14/87

Z-10145

William Audy

1550 Commonwealth Avenue

Brighton

Site:

Gas service station

District(s):

Apartment (H-1)

Purpose:

Install three 8,000 gallon gasoline tanks and a 1,000 gallon fuel oil tank.

Violation(s): Storage of more than 15,000 gallons of flammable liquids is forbidden use.

Extension of nonconforming use.

Insufficient front yard.

Signs are excessive.

VOTED:

In reference to petition Z-10145, William Audy, 1550 Commonwealth Avenue, Brighton, for forbidden use, conditional use, and three variances to install three 8,000 gallon gasoline tanks and a 1,000 gallon fuel oil tank in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Close proximity in this facility to residential structures and intensity of the use on this small site precludes variances.



Z-10145

1550 COMMONWEALTH AVE BRIGHTON

Board of Appeal Referrals

6/25/87

Hearing: 7/14/87

Z-10147
Bradford J. Smith
3 Hilary Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Erect three dormer additions to one-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10147, Bradford J. Smith, 3 Hilary Street, Charlestown, for variance to erect three dormer additions to one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dormer additions for attic enlargement will not destroy the architectural integrity of the structure.



Z-10147

3 HILARY ST. CHARLESTOWN

Board of Appeal Referrals

6/25/87

Hearing: 7/7/87

Z-10148
Patricia Brandon
409 Chelsea Street
East Boston

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from three-family to two-family dwelling and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-10148, Patricia Brandon, 409 Chelsea Street, East Boston, for conditional use for change of occupancy from three-family dwelling to two-family and take-out restaurant in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. This has been an existing use for many years. Legalization of the occupancy would not have a negative impact upon the abutters or the business community of Day Square. The building's mix of uses is the type of land use pattern that the BRA and the PZAC are seeking to encourage in this commercial district.



Z-10148

409 CHELSEA ST

EAST BOSTON

EAGLE SQUARE

SHELBY STREET

STREET

EAGLE

PRESCOTT SQUARE

PRESCOTT STREET

STREET

CHELSEA

BENNINGTON

STREET

DAY SQUARE

PRESCOTT STREET

SCHOOL

ST JOHN THE BAPTIST CHURCH

FIRE ENGINE ENGINE 11

AMERICAN LEGION PLAYGROUND

STANDS

STANDS

STREET

STREET

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Board of Appeal Referrals

6/25/87

Hearing: 7/14/87 Z-10149-10150
Jamaica Plain Development Trust
19-21 Kenney Street
Jamaica Plain

Site: Three-story duplex structure

District(s): Residential, three-family (R-.8)

Purpose: Subdivide three-family dwellings.

Violation(s): Insufficient lot area, width, and side yard.

VOTED: In reference to petitions Z-10149-10150, Jamaica Plain Development Trust, 19-21 Kenney Street, Jamaica Plain, for six variances to subdivide three-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that there be as part of the deed a covenant that the exterior treatment of the structure be uniform and that it be recorded in the Registry of Deeds. Subdivision of duplex structure will allow the three dwellings to be conveyed separately. No response from abutters.



Z-10149-10150 19-21 KENNEY ST JAMAICA PLAIN

Board of Appeal Referrals

6/25/87

Hearing: 7/14/87

Z-10151
Ann M. Foley
464 Gallivan Boulevard
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling and insurance office.

Violation(s): Insurance office is forbidden use.

Insufficient lot area.

VOTED:

In reference to petition Z-10151, Ann M. Foley, 464 Gallivan Boulevard, Dorchester, for conditional use and variance to legalize occupancy as two-family dwelling and insurance office in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Site is inappropriate for office; no off-street parking; heavily travelled main artery; unwanted precedent.



Z-40151

464 GALLIVAN BLVD

DORCHESTER

Board of Appeal Referrals

6/25/87

Hearing: 6/30/87 Z-10262-10272
McCormack Development Corporation
162, 168, 176, 161-163, 165-167
Mt. Hope Street & 2-4, 6-8, 16,
18-20, 22-24, 26-28 Mt. Calvary Road

Site: 2½-Story structure Roslindale

District(s): Single-family (S-.5) and residential, two-family (R-.5)

Purpose: Erect seven semi-detached single-family structures on two lots; subdivide; legalize existing one-family occupancy.

Violation(s): Semi-detached single-family structures is a forbidden use in a S-.5 district.

Off-street parking not allowed within front or side yard.

Insufficient lot area, width, frontage, open space, front, side, rear yards, and distance between dwellings.

VOTED: In reference to petitions Z-10262-10272, McCormack Development Corporation, 162, 168, 176, 161-163, 165-167 Mt. Hope Street & 2-4 Mt. Calvary Road, Roslindale, for 3 forbidden uses and 64 variances to erect seven semi-detached single-family structures; subdivide existing lot; legalize occupancy as one two-family and two one-family dwellings in single (S-.5) and residential (R-.5) districts, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for continued comprehensive design review approval. Property is in three separate pieces including four existing residential structures to be rehabilitated and is surrounded on several sides by cemetery. Mt. Hope is a dead end street. Mt. Calvary is a small street intersecting with Mt. Hope and Cummins Highway. Because it is used by regional commuters to avoid the intersection of Cummins and American Legion Highways. The Authority has worked with the developers to consider options for the design, site plan, unit mix, provision of affordable units, and the number and siting of parking spaces. The Authority previously recommended approval of this project which has been before the Board of Appeal in January, March,

June 25, 1987

Z-10262-10272

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and April and was approved by the Board for 16 units, a reduction from the proposed 25 units. This new proposal for eight units and six units respectively on two large lots was necessitated by a redesign of the structures to enlarge the units as semi-detached single-family dwellings in lieu of the original townhouse or row house design. A local neighborhood committee has met with the developer and has indicated its support of the design and the reduction in the number of units from 25 to 14 new units.

